

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
April 4, 2018**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 4, 2018, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Theron Jackson, Chair
Nancy Cooper, Vice Chair
Winzer Andrews, Secretary
Curtis Joseph, Jr.
Bessie Smith
Alan Young
Lea Desmarteau
Dale Colvin
Ronnie Remedies

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Alice Correa, Planner I
Jake Palant, Planner I

Members Absent

None

Others Present

None

The hearing was opened with prayer by **MR. JACKSON**. The Pledge of Allegiance was led by **MRS. COOPER**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MRS. SMITH, seconded by MR. COLVIN, to approve the minutes of the March 7, 2018 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, COLVIN, REMEDIES & JOSEPH & Mses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

CONSENT AGENDA

CASE NO. SP-19-18: FINAL PLAT (MINOR)

JOHN R. BOWMAN & ASSOC. INC.
Greenwood 950, LLC
10000 Block of Hwy 80 (East side of Hwy. 80, 480' South of I-20)
R-A

**5 Lot Single Family Residential Subdivision
Greenwood 950, Unit 1**

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to approve all items on the consent agenda as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, COLVIN, REMEDIES & JOSEPH & Mses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. SC-6-18: PRELIMINARY & FINAL PLAT (MAJOR)

MOHR & ASSOCIATES

Forbing Ranch, LLC & Larkin Development at Railsback, LLC
East side of Railsback Ridge Drive, Immediately South of Bayou Pierre
R-1-12 (PUD)

**14 Lot Single Family Residential Subdivision
Esplanade Unit 6b, Lake District**

Representative &/or support:

Timothy Larkin, 221 Evangeline Walk, Bossier City, LA 71111

Applicant is requesting the approval of a preliminary and final plat that will describe an 8.794 acre tract of land as a 14 lot, single family residential subdivision.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MR. JOSEPH, to recommend denial of this application since the majority of the proposed subdivision is located within the pathway of the potential future corridor of Hwy 3132.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. JACKSON, REMEDIES, ANDREWS, YOUNG, & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: COLVIN. Absent: None.

CASE NO. C-15-18: ZONING REQUEST

JG MULLER CONSTRUCT

JG Muller Construct

3700 Block of Doris Street (approximately 158' West of Jewella Ave.)

R-1-7

R-1-7 to C-1

Multi-Tenant Commercial Center

Representative &/or support:

Giselle Muller, 2600 Vivian Street, Shreveport, LA 71108

Aqualin Brown, 3404 Doris Street, Shreveport, LA 71109

Applicant is requesting approval to change the zoning of approximately 0.24 acre (approximately 10,525 square feet) from Single Family Residential designation (R-1-7) to Neighborhood Commercial (C-1).

Oppositor:

Barbara Johnson, 3716 Doris Street, Shreveport, LA 71109

Jason Johnson, 3716 Doris Street, Shreveport, LA 71109

Maurice Norman, 3718 Doris Street, Shreveport, LA 71109

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to recommend for approval this application as submitted with the stipulation that site plan approval and a re-plat will be required prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, COLVIN, REMEDIES & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

CASE NO. C-16-18: ZONING REQUEST

CADA (BILL ROSE)

Barton & Bailey, LLC

2810 & 2814 Summer Grove Dr. (North side of Summer Grove Dr., approx. 1,075' east of Mansfield Road)

C-2 & OR

C-2 & OR to R-2

Residential Adolescent Treatment Center

Representative &/or support:

Bill Rose, 2000 Fairfield, Shreveport, LA 71104
Shannon Greshan, 525 Crockett Street, Shreveport, LA 71104

Applicant is requesting approval to change the zoning of approximately 3.12 acres from Corridor Commercial (C-2) and Office Research (OR) to Multi-Family Residential (R-2) for the purposes of operating a Council on Alcoholism and Drug Abuse (CADA) Residential Adolescent Treatment Center.

Opposition:

Tommy Jiles, 3554 Fountanbleau, Keithville, LA 71047
John Snell, 2802 Summer Grove Drive, Shreveport, LA 71118
Crystal Martinez, 2806 Summer Grove Drive, Shreveport, LA 71118
Wendy Oliver, 310 Murry Drive, Stonewall, LA 71128
Brittney Pazarro, Gordan Road, Bethany, LA 71007
Landon Terrill, 2820 Summer Grove Drive, Shreveport, LA 71118

A motion was made by MR. JOSEPH, seconded by MRS. COOPER, to recommend for approval this application as submitted with the stipulation that a re-plat of the property will be required prior to the issuance of any permits or certificates of occupancy.

The motion was adopted by the following 6-2 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH & Meses. DESMARTEAU & COOPER. Nays: Messrs. YOUNG & Meses. SMITH. Absent: COLVIN.

CASE NO. C-17-18: ZONING REQUEST

MOHR & ASSOCIATES
ANECA Federal Credit Union
297 Carrollton Avenue & 294 Pennsylvania Avenue (Approx. 200' East of Youree Drive)
R-1-7

**R-1-7 to C-UC
Parking Lot Expansion**

Representative &/or support:

Andy Craig, 1324 N. Hearne, Suite 301, Shreveport, LA 71107
David Watky, 5310 Barbary Lane, Bossier City, LA 71111

Applicant is requesting approval to change the zoning of two adjoining lots from R-1-7 (Single Family Residential) to C-UC (Commercial Urban Corridor) in an effort to match the zoning of the adjoining property to the east.

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MR. JOSEPH, to recommend for approval this application as submitted with the stipulation that a site plan and re-plat review and approval will be required prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: COLVIN & YOUNG.

CASE NO. C-18-18: ZONING REQUEST

B. CLARK BAIRNSFATHER
Willie Lou Schaffer Huckabee
2326 Line Avenue (NW Corner of Line Avenue and Dalzell Street)
R-HU

**R-HU to C-UC
Place of Worship**

Representative &/or support:

Clark Bairnsfather, 2229 Betty Street, Shreveport, LA 71108
David Biddle, 2326 Line Avenue, Shreveport, LA 71104

Applicant is seeking approval for a zoning map amendment (rezoning) to change designation of a 0.68 acre (approximately 29,620 sq. ft.) lot zone from Highland Urban Conservation residential Zoning District (R-HU) to Urban Corridor Commercial Zoning District (C-UC) in order to establish a church inside an existing 3,575 sq. ft. building.

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. REMEDIES, to recommend for approval this application as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, REMEDIES & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: COLVIN.

CASE NO. P-7-18: ZONING REQUEST

POLARIS SERVICES, LLC
Shreve Island Properties, LLC
501 E. Preston Street (Both sides of E. Preston St., approx.. 700' east of Captain Shreve Drive)

NA
NA to R-E
Single Family Residential

Representative &/or support:
Ricky Wood, 3602 N. Market, Shreveport, LA 71107

Applicant is requesting approval to change the zoning of a 218.746 acre undeveloped tract of land from a Natural Area (NA) designation to Residential Estate (R-E).

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MS. DESMARTEAU, to recommend for approval this application as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, REMEDIES & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: COLVIN.

CASE NO. P-8-18: TEMPORARY USE PERMIT

POLARIS SERVICES, LLC
Shreve Island Properties, LLC
501 E. Preston Street (Both sides of E. Preston St., approx. 700' east of Captain Shreve Drive)

NA
Temporary Use Permit
Concrete Batch Plant

Representative &/or support:
Ricky Wood, 3602 N. Market, Shreveport, LA 71107

Applicant is requesting approval to place a 2.1 acre temporary concrete batch plant on a portion of a 218.746 acre undeveloped tract of land to support the nearby Knight Street improvements project.

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH, to recommend approval of this application pending MPC Board approval of the rezoning to R-E (Case No. P-7-18) and with the stipulation that the operations adhere to the City noise ordinance requirements.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. JACKSON, ANDREWS, YOUNG, REMEDIES & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: COLVIN.

END OF PUBLIC HEARING

OLD BUSINESS

Mr. Sweeney, Executive Director, informed the Board that the Article 22 UDC amendments that were recommended for approval by the Board in February are currently being revised to better blend with the City ordinances with regard to telecommunications. The revised amendments will be presented to the Board for the May 2nd meeting.

NEW BUSINESS

Mr. Sweeney, Executive Director, reminded the Board about the Tier 2.1 Financial Disclosure Statement that is due May 15th to the State Board of Ethics. Copies were provided to the Board.

Mr. Sweeney also announced that the MPC will be co-hosting a town hall meeting with the Chamber of Commerce on April 11th at LSUS-Theater at 1 p.m. The Board members that will be participating are encouraged to be at the event at 12:30 p.m. so that it may begin promptly. An email reminder will be sent to the Board prior to the event. This event will be a listening and clarification meeting between the MPC and the development/design community to discover what issues may exist with the UDC. A second meeting will be held to respond to any concerns or questions that are discovered in the first meeting. A potential third meeting may be held to explain the site plan review process and procedures of the MPC.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Mr. Sweeney, Executive Director, shared with the Board the findings the MPC staff obtained after researching the site plan review process. Mr. Sweeney provided hard copies to those interested.

CHAIR/BOARD MEMBER'S COMMENTS

Theron Jackson, Chair, commented that per the Rules and Procedures, members of the Board do not represent the entirety of the Board when they speak to the media, only themselves. Mr. Jackson asked for input as to whether this portion of the Rules and Procedures should stand as is or be revised per current interaction between members and the media. Discussion ensued.

ADJOURN 5:31 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary